



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Registration of Real Estate Brokers
and Salespersons

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LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

February 17, 2026

Public Minutes

Members in attendance:

Linda Kody, *Chair*
Donna Davids, *Board Member*
Cliff Ponte, *Board Member*
Robert Jones, *Board Member*

Administrative Staff in attendance:

Nirit Eriksson, *Board Counsel*
Kristin Mitchell, *Executive Director*
Colleen Cavanaugh, *Associate Executive Director*

Call to Order – Linda Kody opened the meeting at 10:11 a.m.

Vote on Minutes

January 20, 2026 Public minutes
January 20, 2026 Executive minutes

A motion was made by Cliff Ponte and seconded by Donna Davids to approve the public minutes and executive minutes as drafted and presented.

Voted: To approve the public minutes and executive minutes listed above as presented.

Roll Call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

Executive Director Report



In connection with the new electronic system, Kristin Mitchell notified everyone that the linking issue has been resolved. If anyone is still having issues with the names not matching in their account, they need to contact the Welcome Center or put in a support ticket. Kristin Mitchell also reported that from January 1, 2026, through February 17, 2026, board staff received 666 applications. 348 applications were approved to take exams. The remainder of the applications received fell into the following categories:

- 13 in Board Review
- 83 missing information
- 15 pending background checks
- 205 in submitted
- 2 submitted pending payment

Board Counsel Report

Nothing to report.

Application Review

None.

Discussion

Educational Subcommittee

Donna Davids has stepped down from the subcommittee. Andrea Heil has been appointed as a new member of the subcommittee.

A motion was made by Robert Jones and seconded by Cliff Ponte to approve

the new course Real Estate Teams / Groups: Compliance and Oversight

Roll call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

The course RE71C11: International Real Estate and Brokerage Practices is still being worked on.

A motion was made by Cliff Ponte and seconded by Robert Jones to approve

the updated course outline for RE27RC07: 1031 Tax Deferred Exchange

Roll call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

Matters not reasonably anticipated 48 hours in advance of the meeting

Nothing to report.

At 10:27 a.m., a motion was made by Cliff Ponte and seconded by Robert Jones and it was so

Voted: To Exit Open Session and enter Executive Session to discuss individuals' character rather than competence pursuant to G.L. c. 112, § 30A, § 21(a)(1) and to comply with the public records law pursuant to G.L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual pursuant to G.L. c. 30A, § 21(a)(7).

Roll call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

At 10:51 a.m., a motion was made by Donna Davids and seconded by Cliff Ponte and it was so

Voted: To Exit Closed Executive Session and enter Quasi-Judicial: Closed session, adjudicatory conference pursuant to G. L. c. 30A, § 18, ¶ 5(d).

Roll call vote.

In favor: Cliff Ponte, Robert Jones, Donna Davids, Linda Kody

At 11:12 a.m., a motion was made by Cliff Ponte and seconded by Donna Davids and it was so

Voted: To Exit Adjudicatory Conference and enter Investigative Conference pursuant to M.G.L. c. 112, § 65C

Roll call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

During Investigative Conference, the Board took the following actions:

- 00012251 – refer to Prosecutions
- 00017704 – refer to Prosecutions
- 00017839 – dismiss
- 00015001 – dismiss
- 00016136 – refer to Prosecutions
- 00017950 – refer to Prosecutions

00018121 – refer to Prosecutions
00018440 – dismiss
00018441 – refer to Prosecutions
00018916 – dismiss
00018917 – dismiss
00018925 – refer to Prosecutions
00018929 – dismiss
00018932 – dismiss
00019713 – dismiss
00019719 – dismiss
00019762 – dismiss
00019764 – dismiss

At 12:27 p.m., a motion was made by Cliff Ponte and seconded by Robert Jones and it was so

Voted: To exit Investigative Conference and enter open session for the purpose of adjourning the meeting.

Roll call vote.

In favor: Cliff Ponte, Donna Davids, Robert Jones, Linda Kody

List of documents used during the Public Meeting:

- January 20, 2026 meeting minutes
- February 17, 2026 agenda
- Real Estate course outlines